



## ZONING BOARD OF ADJUSTMENT

July 5, 2007

### To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, July 19, 2007**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 24-07 The continued hearing of the petition of the Estate of Raymond & Marie Gordon, through option holder North Beach Investments Inc., for property located at 76 Kings Highway seeking relief from Article 4.5.1 to place a structure at 10' off the front lot line where 20' is required. This property is located at Map 196, Lot 25 and 14 in a RB zone.
- 29-07 The petition of Phillip & Elizabeth Alterman for property located at 4 Sunsurf Avenue seeking relief from Article 4.5.2 to remove and rebuild existing porch which does not meet side setback. This property is located at Map 256, Lot 22 in a RA zone.
- 30-07 The petition of Alfred & Joyce Charpentier for property located at 15 Diane Lane seeking relief from Articles 4.5.2, 4.5.3 and Article IV Footnote 12 to place a shed which will not meet the side and rear setbacks. This property is located at Map 282, Lot 192 in a RB zone.
- 17-07 The rehearing of the petition of June White for property located at 8 River Avenue seeking relief from Articles 1.3, 4.5.1, 4.5.2 and 4.5.3 to add bedrooms to third floor, 3 bedrooms 1 bath, which were removed from first and second levels, currently only a sleeping loft exists on third level. To remain in current footprint of building outside 7 ft. setback. This property is located at Map 296, Lot 70 in a RB zone.
- 31-07 The petition of Ivan Stanek for property located at 106 Locke Road seeking relief from Article 4.2 (frontage), Footnote 22 thereto (square requirement) and 4.3 (minimum lot width). 77.24 feet of frontage where 125 is required, lot width of 77.24 feet where 125 feet is required and which does not meet the square requirement of Footnote 22 to the dimensional table though the lot is otherwise conforming at 32,661 +/- sq. ft. where 20,000 sq. ft. are required. This property is located at Map 179, Lot 22 in a RA zone.
- 33-07 The petition of Patricia Lynch for property located at 32 Highland Avenue seeking relief from Articles 4.1.1 to raze and rebuild the two existing single dwelling units. This property is located at Map 274, Lot 101 in a BS zone.
- 34-07 The petition of Nana Beach Realty Trust for property located at 30-36 River Avenue seeking relief from Articles 1.2, 1.6 (definition of stacked parking), 4.1.1, 4.5.1, 4.5.2, 4.5.3, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to construct a new two family duplex to replace the two units that were destroyed by fire in February of 2007. This property is located at Map 296, Lot 157 in a RB zone.
- 35-07 The petition of June Caldbeck for property located at 16 Wall Street seeking relief from Articles 4.5.1 to extend the landing at the front door. This property is located at Map 282, Lot 128 in a RB zone.

- 36-07 The petition of KMJ Realty Trust, Pamela S. Nyhan, Trustee for property located at 430 High Street seeking relief from Articles 3 Use Regulations “Functions”, 6.1, 6.2, 6.3.5, 1.3, 1.6 (definition of parking space – as to “surfaced area” only) to use the premises for “functions”, including without limitation, weddings, receptions, showers, retirement/anniversary/ engagement parties with parking for up to 99 guests provided onsite and parking for guests from 100-148 to be provided at a remote, off-site municipal parking area with shuttle service to the site. This property is located at Map 166, Lot 7 in a RB zone.
- 37-07 An Appeal by Colsak Investment, LLC of Administrative Decision for property located at 426 Winnacunnet Road re denial of a building permit. This property is located at Map 208, Lot 48 in a RA/RB zone.

#### BUSINESS SESSION

1. Adoption of Minutes
2. Preliminary Consultation re 125 Ocean Boulevard

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment  
Thomas McGuirk, Chairman